

ALEXANDRIA WATERFRONT COMMISSION

Tuesday, June 16, 2015
City Marina, 0 Cameron St.
7:15 a.m.

AGENDA

1. Welcome and Introductions
2. Approval of Minutes from May 19, 2015
3. Commission Liaison Reports
 - a. Ad Hoc Monitoring Group on Waterfront Construction
 - b. Old Town Area Parking Study Work Group
4. Marina Subcommittee
5. Agency Reports
 - a. Robinson North Update
 - b. L 'Hermione Visit
6. Waterfront Walk Debrief
7. Anacostia Waterfront Tour – Choose Date
8. Reports from Commissioners
9. Announcements / Public Comments

UPCOMING EVENTS

- **Marina Subcommittee**
July 9, 5 p.m., Room 2000, City Hall, 301 King St.
- **Annual USA/City Birthday Celebration**
July 11, 6:30 pm, Oronoco Bay Park, 0 Madison St.
- **Waterfront Commission Meeting – SW Waterfront Boat Tour**
July 21, 7:15 a.m., City Marina, 0 Cameron St.

Waterfront Activities, Events & Meetings: www.alexandriava.gov/Waterfront

Summary Minutes
ALEXANDRIA WATERFRONT COMMISSION
Tuesday, May 19, 2015
City Hall
Sister Cities Conference Room
7:30 a.m.

Commission Members

Present

Charles Ablard, Historic Alexandria
Dennis Auld, Citizen Park Planning District II
Gina Baum, Alexandria Park and Recreation Commission
Jerry Bennis, Alexandria Marina Pleasure Boat Leaseholders
Howard Bergman, Founders Park Community Association (FPCA)
Suzanne Bethel, Old Town Business and Professional Association (OTBPA)
John Bordner, Citizen west of Washington St.
Shirley Downs, Alexandria Commission for the Arts
Stewart Dunn, Alexandria Planning Commission
Charlotte Hall, Alexandria Chamber of Commerce and Chair
Kathryn Kolbe, Citizen, Park Planning District III
Stephen Mutty, Citizen Park Planning District I
Edward (Ted) Pulliam, Alexandria Archaeology Commission
Stephen Thayer, Citizen east of Washington St. and north of King St.
Townsend A. (Van) Van Fleet, Old Town Civic Association
Christa Watters, Citizen east of Washington St. and north of Pendleton St.
Ryan Wojtanowski, Environmental Policy Commission

Excused:

Paul Smedberg, Member, Alexandria City Council

Absent:

Jody Manor, Visit Alexandria (formerly Alexandria Convention and Visitors Association)

Newly appointed Commissioners, not yet sworn in:

Sally Masterson, East of Washington St. and south of King St.
Kathy Seifert, Alexandria Seaport Foundation

City Staff

Mitch Bernstein, Department of Project Implementation (DPI)
Fran Bromberg, City Archaeologist, Office of Historic Alexandria
Jack Browand, Commission Staff Liaison and Division Chief, Public Relations, Special Events & Waterfront Operations, Recreation, Parks, and Cultural Activities (RPCA)
Tom Canfield, City Architect, Planning and Zoning (P&Z)
Erin Bevis-Carver, T&ES
Sgt. Gwen Diggs, Alexandria Police Department (APD)
David Fehr, DPI
Tony Gammon, Acting Deputy Director, DPI

Jim Hixon, Dockmaster, RPCA
Battalion Chief Chris Kunkle, Alexandria Fire Department (AFD)
Rodney Masser, AFD
Katie North, T&ES
Iris Portny, Commission Recording Secretary, RPCA

Guests:

Melanie Avery, Veterans on the Rise, Inc.
Christine Bernstein, resident
Yuri Blazer, CityInterests (Robinson Terminal North)
Susan Cohen, Commission for the Arts
Zack Eisenhour, T. C. Williams
Dene Garbow, Harborside
Mel Garbow, Harborside
Hal Hardaway, Waterford
Joan Huffright, Harborside
Daniel Straub Urban Design Advisory Committee
Kevin Van Hise, Kimbley-Horn
Ken Wire, Robinson Terminal North (McGuire Woods)

Welcome and Introductions

Hall called the meeting to order at 7:30 a.m. and welcomed new Commissioners Sally Masterson and Kathy Seifert. Commissioners and staff introduced themselves.

Approval of Minutes from April 21, 2015

Watters moved and Bordner seconded that the April 21, 2015 minutes be approved. The motion passed by unanimous voice vote.

Windmill Hill Park Shoreline Rehabilitation Recommendation

Note: Presentation posted to:

<http://www.alexandriava.gov/uploadedFiles/recreation/info/WMHPublicMeetingWFC19May2015.pdf>

Browand reported that as a follow-up to community meetings held by RPCA and DPI on the updated shoreline replacement options developed for the Windmill Hill Park Bulkhead staff was asking the Commission for its support of the living shoreline concept that is the favorite of three concepts developed. Consultant Kevin Van Hise reviewed the concepts and their costs and said updating the concepts was needed because permitting standards and best practices have changed for shorelines since Council passed the Master Plan in 2003. Van Hise said both the U.S. Army Corps of Engineers and the National Oceanic and Atmospheric Agency (NOAA), federal permitting agencies for the project; oppose building a new structural bulkhead on the site.

Van Hise said the three top priorities for the project as polled at the community meetings were safety, cost, and the need to move quickly to rehabilitate the shoreline. He said the most popular concept, the living shoreline, is also the least expensive, likely to have the shortest permitting process, is the least complex to build, and would require the least mitigation since it would

improve the current habitat. Van Hise said there was no community consensus on the pier and boardwalk concepts presented.

Next steps. Browand said the shoreline rehabilitation proposal would be submitted to Council at its June 10, 2015 legislative session and be discussed at Council's June 13, 2015 public hearing.

Commission discussion:

No impact on flood mitigation

In response to Mutty's question, Browand said the proposed shoreline mitigation project would have no impact on the site's current flood mitigation since the elevation will be unchanged. He said the City's Waterfront flood mitigation project area is north of Windmill Hill Park.

The need to deter foot traffic through shoreline vegetation

In response to Pulliam's question, Van Hise said a path could be put in to lead people towards the shoreline on a route that the shoreline vegetation. Baum said planning should include educational opportunities for children to use the boardwalk and providing a way to bring children to the shoreline that will not disturb the vegetation, especially since the nearby park is heavily used.

Shoreline debris: the need for a debris removal barge

Pullian asked if a boardwalk would create a shoreline debris problem similar to that near the Oronoco Bay boardwalk. Van Hise said the need to mitigate shoreline debris influenced the proposed basin shape. He said a boardwalk would provide a way to collect shoreline trash without disturbing offshore vegetation and would prevent large trees from washing up along the shoreline. Wojtanowski said a boardwalk would impede removal of large debris that makes it through to shore under the boardwalk. Commissioners said the City would need to buy a small debris barge to remove debris all along its revitalized Waterfront.

Concern a boardwalk would impede views of the river

Mutty said the City would miss an opportunity to offer an unobstructed view of the river if a boardwalk is installed. Wojtanowski said a single pier with an observation area jutting into the basin's center would offer an unobstructed waterside view of the shoreline and an unobstructed view of the river from the land. Browand said the Commission was only being asked at this time to endorse the concept of a living shoreline since specific design elements would be developed during the next stage of the process and many design possibilities will be considered.

Motion. Mutty moved and Watters seconded that the Commission endorse a natural shoreline. Motion passed by unanimous voice vote.

Public comments

Joan Huffright (Harborside) asked why this area is not included within the City's flood mitigation plan and whether the City had analyzed how Isabel-level flooding might impact each of the three concepts. Mitch Bernstein, Acting DPI Director, said the shoreline improvement project would have no impact on flood protection. Gammon said this area was not included within the City's flood mitigation plan because it could not be protected to elevation 6 as required by the plan. He said elevating this area would not help mitigate the flood risk since there

are lower points around Wolfe Street that flood waters could overtop. He said the flood mitigation area borders were determined by those areas for which raising the elevation could be tied into the existing grade to protect the elevated area.

Hal Hardaway asked if any ships had been sunk at this location in the 18th century. Bromberg said there might be and covering the ground would be the least disruptive way to address this since the ship would be left in place. Masterson said flooding should be the number one concern. Christine Bernstein said shade trees are important to include in the park since lack of shade is a problem in some areas of Founders Park.

Next step: Browand said staff expects to move forward with the project after June 2015.

Commission Liaison Reports

Ad Hoc Monitoring Group on Waterfront Construction

Bordner, the Commission's representative on the Monitoring Group and its chair, reviewed the staff's project timeline that covers all the private Waterfront redevelopment projects. He said the periods during which several projects' timelines overlap would pose challenges. Bordner said this projected bunching up of development project timelines led the Monitoring Group to recommend a single dedicated position, part-time or full-time, be created to serve as ombudsman for all community requests related to Waterfront redevelopment projects.

Bordner said the Monitoring Group discussed at length the haul routes planned for the RTS project and recommended certain conditions be imposed by the City. He said the Monitoring Group is still discussing conditions to recommend for the RTN redevelopment. Bordner said the next Monitoring Group meetings would be June 8 and August 3, 2015.

Commission discussion

In response to Commissioners' suggestions regarding factors such as routes, hours for using them, and street repairs, Hall said questions should be directed to T&ES director Yon Lambert since he will be determining the haul routes to be used.

Public comments

Christine Bernstein asked if the Monitoring Group's composition will expand to include all the neighborhoods affected by the construction projects rather than having a rotating membership assigned for the community seat. Bordner said he had raised this idea with the City Manager and he thinks it is likely to be approved.

Old Town Area Parking Study Work Group

Bergman, the Commission's representative on the Old Town Area Parking Study (OTAPS), reviewed two issues considered. The first issue was metered parking and he said OTAPS recommended the metered parking time limit be changed from two to three hours and its end time changed from 9 p.m. to 7 p.m. Bergman said there is no consensus yet on any of three ideas discussed for addressing the second issue, residential parking. He said his personal opinion is that the City overestimates the amount of garage space available and he thinks the City should

identify potential Old Town sites for new garages. Hall encouraged people to attend the next OTAPS meeting, May 27, 2015.

North (T&ES) reported that the Traffic and Parking Board had, the previous evening, approved the OTAPS recommendation to extend time on meters from two to three hours and forwarded it to Council to be considered at its June 9, 2015 meeting. Bennis said garage signage should be improved and the City should consider subsidizing garage parking. Downs said the City follow Rockville's example: use real-time electronic signage with the number of available spaces in a garage and make the first two hours of garage parking free.

Dunn, Wojtanowski and Watters said the focus should be on finding ways to encourage the use of alternatives to cars and to better utilize existing parking spaces . Watters said North Old Town would not want additional parking lots. Van Fleet said the City should encourage people to park at the Patent and Trademark Office (PTO) garage on evenings and weekends and add more King Street Trolleys to shuttle people down to Old Town.

Public comments

Bernstein asked if OTAPS is considering a proposal for the City to build a state of the art parking lot outside the City's core from which parkers could be shuttled in. She suggested the City consider how the WMATA bus barn now up for sale might be used to provide additional parking spaces. Bergman said City staff does not believe there is a shortage of garage parking spaces.

Joan Huffright said OTAPS should remember that employees of businesses, especially new Waterfront businesses, also need parking spaces. Hall said she had, as the OTAPS Chamber of Commerce representative, raised this concern and suggested ideas such as starting the King Street Trolley earlier in the day.

Marina Committee

Thayer reported there was no May meeting and the Committee's next meeting is set for June 11.

Agency Reports

500 & 501 N. Union (RTN) Goals & Guidelines Response Letter

Note: Ken Wire's May 14, 2015 letter to the Commission on behalf of Alexandria Terminal North (RTN) is on pp 2-4 of Meeting. Info, is posted to:

<http://alexandriava.gov/uploadedFiles/recreation/info/WCMeetingInfo19May2015.pdf>

Ken Wire, representing RTN developer Alexandria Terminal North, provided the Commission with an updated response letter to the remaining Commission concerns raised in the Commission's November 18, 2014 Interim evaluation for Council of how well the site design meets the Waterfront Small Area Plan's (Waterfront Plan) goals and guidelines for this location. Most of the issues raised were addressed by the RTN team at the Commission's February 19, 2015 meeting. He said the development team had been working since then with City staff to develop a set of conditions governing the public benefits to be incorporated into the site, especially those affecting the site's pier and public space.

Wire said the public pier's size had been right-sized in response to the City's request as a way to reduce the pier's long-term maintenance costs while still supporting the same planned public activities. He said the current plan is for the RTN homeowners association to maintain and cover for five years all costs related to the 33,000 square foot open space and 18,000 square foot pier for 5 years, then transfer them to the City by deed and continue to make an annual contribution for maintenance and capital replacement costs of about \$175,000 until the City devises a different plan to pay for these costs. Wire said that the public space planning recently completed included a detailed historical interpretation plan that had been reviewed with the City Archaeologist.

Commission discussion

Watters, who chaired the Commission's 500/501 North Union Street Subcommittee, said she thought the revised plan successfully addresses the Commission reservations raised in its November 2014 letter to Council.

Historical interpretation

Pulliam said he hoped the development team would talk further with the City Archaeologist before they finalize details of the project's public art and historical elements. Wire said they plan to do so and intend to let the City develop the narrative for the historical interpretations.

Contribution for public art

Downs said she was pleased to see the agreed-upon contribution of \$.30 per foot for public art.

Public comments

Hall invited public comments. There was none.

Motion: Wojtanowski moved and Watters seconded that the Commission accept the revised plan as submitted.

FY 2016 Budget Update

Browand reported that Council had accepted all of the RPCA budget recommendations for the FY2016 budget and FY2016-2025 Capital Improvement Plan, including the proposed Marina security changes. He said the new Marina cameras should be installed by July 1, 2015.

Waterfront Implementation Schedule – Public Projects (DRAFT)

Note: This chart is posted as part of the "Meeting Information" packet (p.6) at:

<http://www.alexandriava.gov/uploadedFiles/recreation/info/WCMeetingInfo19May2015.pdf>

Gammon reviewed the Estimated Construction Schedules chart that covers public and private Waterfront projects and reflects the FY2016-2025 Capital Improvement Plan (CIP) as approved by Council. He said the \$61 million approved for flood mitigation over five years is now broken down by project and the chart's construction durations are only rough estimates.

Commission discussion

In response to Wojtanowski's question, Gammon said the Oronoco Street dredging contractor would handle the hazardous and toxic waste disposal.

Pulliam asked staff to include all projects related to the Olin Waterfront Plan landscape design in the Waterfront Project Status chart.

Follow-up: Gammon said he would add all the Olin projects to the list.

Wojtanowski asked where the as-yet undetermined changes to the City Marina will be on the chart. Gammon said they will be tied into the Fitzgerald Square bulkhead project and are not expected before FY2022.

Public comments

Planning for the current ODBC clubhouse site once vacated

Christine Bernstein asked how the City would use the current ODBC site after ODBC moves into its new clubhouse in 2017 and the current site is transferred to the City since the Fitzgerald Square construction planned for the site is not scheduled until at least 2025.

Browand said the City plans to demolish the building and remove the parking lot for use the site as open space on an interim basis and ODBC will continue to have access to their two current piers until flood mitigation along the shoreline needs to begin. The City's plans are consistent with the City Council approved landscape plan.

Adding demolitions to the construction chart.

Bergman asked that demolition actions be included in the chart of construction timelines.

Seaport Foundation

Van Fleet asked the status of the Seaport Foundation relocation and suggested the City let the Seaport Foundation use the current ODBC building on an interim basis after it is vacated. Seifert said its apprentice boat-building program has relocated from Robinson Terminal South to the Seaport Center and their administrative offices have moved from the Seaport Center to Maestro Management's offices in space offered to them without charge to be used on an interim basis.

Oronoco Street Outfall Update

Note: Briefing posted to:

<http://www.alexandriava.gov/uploadedFiles/recreation/info/WCOronoco19May2015.pdf>

Browand reviewed the City's remediation actions, including Phase 1, previously briefed to the Commission and finished in 2013, and Phase 2, dredging and capping, that will mitigate the seepage of contaminants from the former gas plant into the riverbed over time. Fehr (DPI) reviewed the dredging details and said the work is expected to take about one and a half months. He said the small observation deck over the water and close to the outfall will need to be removed to complete the dredging and the area can then be reopened to the public safely. Fehr said a full-time archeologist would be on staff to observe the dredging.

Next steps. Fehr said construction is expected to begin near the end of October 2015 and be completed by January 2016.

Commission discussion

In response to a question from Kolbe, Fehr reviewed the history of the site contamination and the City responses to that discovery. Kolbe asked if there was any federal funding to support the cleanup work. Fehr said the City is funding the project.

In response to Wojtanowski's question, Fehr said steps would be taken to ensure that untreated water from the dredging does not spill back into the river.

Baum asked if the City would get Chesapeake Bay credits for the work. Fehr said he would check.

Public comments

In response to Christine Bernstein's question, Fehr said no trees would be removed in Founders Park when a small part of the park will be used as a staging area for the dredging and care will be taken to protect the trees that are there.

Christine Bernstein asked how the observation deck to be removed from the West's Point area will relate to other modifications to the West's Point planned as part of the RTN redevelopment and the Olin landscape design. Browand said there are two observation decks at West's Point; one is primarily landside and the other extends out over the water. He said the City would maintain, and perhaps improve, the landside deck as an interim measure until the RTN and Olin landscape improvements are implemented.

Fire Boat Lift Proposal

Kunkle reported that the Alexandria Fire Department would be submitting to FEMA its annual grant proposal to update its ongoing Port Security Grant. He said funds from this year's grant would cover the costs of ongoing maintenance and installing a fireboat lift that will enhance fireboat maintenance, decrease maintenance costs and extend the boat's lifespan. Browand said installing the fireboat lift is not expected to have any net impact on Marina operations because the lift will fit within the fireboat's existing slip. He said it could, if needed, be relocated later when the Marina is eventually reconfigured as planned.

In response to Hall's question, Kunkle said the lift needs to be installed within three years of the grant's expected award in fall 2015, will be installed during 2016 at the earliest, and will not affect other boats at the Marina.

In response to Wojtanowski's question, Kunkle said using the lift will have no impact on the fireboat's response time.

Motion. Wojtanowski moved and Van Fleet seconded that the Commission supports the AFD moving forward with the FEMA grant proposal. The motion passed by unanimous voice vote.

City's Combined Sewer System Planning

Note: The briefing is posted to

<http://www.alexandriava.gov/uploadedFiles/recreation/info/WCCombinedSewer19May2015.pdf>

Bevis-Carver (T&ES) provided an overview of the City's combined sewer system (CSS) and long-term control plan, including the options and technologies being considered by the City so it will be able to comply with new state regulations governing water quality. She said the City is required to submit its updated plan to the state in August 2016, including an implementation schedule, and all elements of the plan are required to be implemented by 2035. Bevis-Carter said the City expects the plan's total cost to be \$150-300 million.

Bevis-Carter reviewed upcoming activities and public outreach on the CSS, including a City Council work session May 28, 2015, a West Old Town Civic Association meeting June 11, 2015 and a public meeting on June 18, 2015 at City Hall. Bevis-Carter said she and Lalit Sharma, T&ES Division Chief, Office of Environmental Quality, are available to answer any questions.

Commission discussion:

Mutty asked if RPCA coordinates with other departments when designing park plans and whether elements for deterring storm water runoff are incorporated into RPCA's designs. Browand said the question is extensively discussed as part of the park planning process.

Watters asked if green infrastructure measures could have a significant impact in a City as extensively paved as Alexandria. Bevis-Carter said green infrastructure needs to be combined with other measures to meet the water quality goals.

Watters asked how the two options, 'store and treat' versus building a system to separate wastewater and storm water, compare financially? Bevis-Carter said the 'store and treat' plan, the less expensive one, would cost \$150 million.

Reports from Commissioners & Miscellaneous Discussion

Creating a single City Web page for posting all private development briefings.

Auld asked that staff create on the City website a single location to host the most recent versions of project presentations for all the private Waterfront development sites (Carr hotel, Old Dominion Boat Club, and the Robinson Terminal North and South redevelopment sites) to make them simple to find.

Follow-up: Browand said he will follow up on this.

Construction project timeline

Auld commended staff for creating its first draft of the public and private construction project timelines and said he looked forward to additional details being added in. He said there will likely be pressures to move up the work schedule for the bulkhead and walkway. Browand said the timetable reflects the timing of the pre-construction permitting and planning process for each project but since all of the Waterfront public space projects are CIP-funded their schedule will be updated annually.

Watters said it should be remembered that community's priorities for which elements of the Waterfront Plan should be implemented first had favored both flood mitigation and the walkway as the first steps.

Follow-up: Hall asked staff to add to the timeline chart a note that the schedule will be reviewed annually as part of the CIP process.

Commission and Ad Hoc Monitoring Group on Waterfront Construction relationship

Auld asked that the Commission discuss at a future meeting its relationship with the Ad Hoc Monitoring Group on Waterfront Construction since the Monitoring Group is beginning to go beyond its original tasking as a liaison for the community on construction-related issues to make recommendations to the City regarding how best to organize and respond to community concerns. He said the Monitoring Group's composition might not reflect its enhanced responsibilities. Bordner said the group has already raised the idea of expanding its membership with the City Manager.

Follow-up: Hall suggested the Commission discuss this question later. She noted that a primary motivation for the City's creating the Monitoring Group was to help those in the neighborhoods affected by the redevelopment construction projects.

Announcements / Public Comments

Hall announced she had asked Kolbe to chair a subcommittee to examine Waterfront governance opportunities that will be working with Susan Eddy (P&Z) to develop ideas to present to the Commission for consideration.

In response to Bennis' question, Browand said the City's Marina study will begin in fall 2015 and its scope will be presented to the Commission for review.

Hall announced the Commission's Waterfront Walk set for Saturday June 6, 2015 at 9 a.m. would depart from Tide Lock Park at Canal Center Plaza.

Hall announced more tickets were made available for June 12 during the French tall ship L 'Hermione's visit to the Marina on June 10-12, 2015 and could be obtained online at visitalexandriava.com.

Hall announced the Commission's June 16, 2015 monthly meeting would be a boat tour reviewing southwest D.C.'s waterfront development.

Hall announced a Commission trip reviewing D.C.'s Anacostia development is being considered for July or August 2015.

Adjournment

Ablard moved and Bordner seconded that the meeting adjourn. The motion passed by unanimous voice vote and the meeting adjourned at 10:05 a.m.